Prime Development Land For Sale
2082 Bridge View Blvd
Twin Falls, Idaho 83301

PROPERTY INFORMATION:

Location: I-84, Exit 173, S on Hwy 93, East Rim across JB Perrine Bridge

Acres: ± 3.2

Zoning: C-1 Canyon Rim Overlay

Price: $2,950,000

COMMENTS:

- Excellent exposure on the southern rim of the Snake River Canyon and from Blue Lakes Blvd (Hwy 93) w/traffic counts of ± 31,000 VPD

- Epicenter of South Central Idaho, midway between Boise & Salt Lake City

- Twin Falls is ranked as the 4th fastest growing little city in America according to the US Census, 2% un-employment rate, Twin Falls MSA has a population of 106,500 and trades roughly 250,000 in south-central Idaho.

- Great development opportunity

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This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.
Conceptual Office Building Elevations:

![Front Elevation](image)

![Second Floor Plan](image)

OFFICE BUILDING PLANS AND ELEVATIONS

CANYON PARK

Neilsen & Company

TWIN FALLS, IDAHO

Wimberly Allison Tong & Goo
Architecture, Design, Planning and Consulting

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Conceptual Site Map:

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Project No: 8591 7/14 September 2006

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